



Price/premium £950,000

Rent £60,700 Per annum

Size 202 Square meter

Ref #3132

Address

Address: 149, 151, 153 & 155 High Street

Postcode: KT3 4BH

Town: New Malden

Area: Surrey

Location

Prime location close to many multiples including Nando's, Pizza Express, KFC, Shoezone, Boots, W H Smith, Lidl, Starbucks and Costa. New Malden station with it's fast service to Waterloo is within easy walking distance and there is a public car park in Blagdon Rd, opposite the property.

Description

Freehold guide price £950,000.

Prime High St investment opportunity.

New Malden has a busy and thriving High St and the property is in an area of high footfall.

Comprising two shops, separate small rear workshop and three floors of offices, the property is currently fully occupied and an area of the rear yard will be included in the demise.

Approximate floor areas;

153 High St (shop)- 44 m sq. EPC band D.

155 High St (shop)- 39 m sq. EPC band C.

149 High St (workshop)- 14.5 m sq. EPC band D.

151 High St (upper offices)- 105 m sq. EPC band E.

Leases/Rents;

153 High St is let on a 9 year lease from 2025 at a rent of £22,500 p.a.- lease drafted outside the Landlord and Tenant Act 1954 with 3 yearly rent reviews and a 3 month rent deposit.

155 High St is let to Adorn Jewellers at a rent of £18,000 p.a.- 5 years from 2025.

149 High St is let to Ochirbat Davgadorj for a term of 12 months from 1st January 2023 at £,4,200 p.a.

151 High St is let to My Homecare Kingston Ltd for a term of 5 years at £16,000 p.a.

Total current income of £60,700 p.a.

Viewings by appointment only- please do not disturb the current tenants.

General Information

Tenure:	Freehold
Price/premium:	£950,000
Rent:	£60,700 Per annum
Legal fees:	Each party to bear their own
Rateable value:	All R.V.'s currently appear to be below £12,000- please verify.

Features

- ✓ Close to many multiples
- ✓ Close to station
- ✓ Commercial investment
- ✓ Densely populated area
- ✓ Development potential
- ✓ Early viewing recommended
- ✓ Prime pitch
- ✓ Three storey

Property Map



Important notice

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